File Box 9B
First Title & Escrow Co., Inc.
#26144

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard, Suite. A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is
for this transfer is $259,450.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2007.

Notary Public

My Commission Expires: MAR. 24, 2009

Davidson County DEEDWARR
Recvd: 01/31/07 14:16 2 pgs
Fees:13.00 Taxes:937.80
20070131-0012962

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Timothy E. & Erin E. Moore 7428 Riverland Drive Nashville, TN 37221	New Owner	126-16A-612.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Craig Company, a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **Timothy E. Moore and wife, Erin E. Moore,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot 367 on the Plan of Riverwalk, Phase 4-C, as of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Craig Company, a Tennessee Corporation, by deed dated October 10, 2006, from Riverwalk Development Partners, Inc., a Tennessee Corporation. of record in Instrument No. 20061016-0128075, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Subject to Restrictive Covenants of record in Instrument No. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985 and 20061103-0136691 and 20061214-0154502 , said Register's Office.
2. By-Laws Subject to Restrictive Covenants of record in Instrument No. 20011105-0121083, said Register's Office.
3. Charter of the Homeowners Association of record in 20020425-0051371, said Register's Office.
4. Subject to all matters on plan of record in Plat Instrument No.20060328-0035052 said Register's Office.
5. Road and Utility Access Easement in Instrument No. 20010706-0072536, said Register's Office.
6. Storm Water Detention Agreement in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, said Register's Office.
7. Landscape Agreement in Instrument No. 20010919-0101280, said Register's Office.
8. Storm Water Detention Agreement in Instrument No. 20040826-0103240, said Register's Office.

This is improved property known as: 7428 Riverland Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of January, 2007.

The Craig Company

By: Amber Pratt

Amber Pratt, Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Amber Pratt, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Vice-President of The Craig Company, the bargainor, a Tennessee Corporation, and that she as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by herself as such Vice-President.

Witness my hand, at Brentwood, TN, this 25th day of January, 2007.

Linda J. Ott

NOTARY PUBLIC

My Commission Expires: 1-30-10

